

PLANNING COMMISSION CITY OF WABASHA

Minutes of the 11-08-2011 meeting:

COMMISSION MEMBERS: John Friedmeyer, Chair Claire Abbott
 Jim Niemantsverdriet Charles Bricher
 Ron Benson Brian Wodele
 (1) Vacancy

STAFF PRESENT: Molly Patterson-Lundgren, City Planner
 Phil Rosendale, Zoning Administrator
 Patty Heraty, Administrative Assistant

The regular meeting of the Wabasha Planning Commission was held on Tuesday, November 08, 2011 and was called to order by Commissioner Friedmeyer at 7:09 pm.

Roll call found Commissioners Friedmeyer, Bricher, Wodele, Abbott and Niemantsverdriet present. Commissioner Benson was absent.

Commissioners Niemantsverdriet and Wodele moved to approve the October 11, 2011 regular minutes as presented. Approved unanimously.

Agenda Changes/Additions –

1. Molly added update on wood burner moratorium

Public Hearing – Request to amend Zoning Ordinance

Chairman Friedmeyer informed the public of public hearing procedures and requested anyone that wished to address the commission to sign in at the podium.

The Public Hearing is to consider a request submitted by Mike Sholing to amend the Zoning Ordinance rezoning the property at 1617 Hiawatha from R2 to GC and modifying the GC zone to allow “Mixed use structures or developments with any allowed uses” was opened at 7:03 pm. Commission members were provided with copies of the application and staff report. The public hearing was advertised in the local paper and adjoining property owners were notified. The applicant was not present. There were 4 people in the audience.

Zoning Administrator, Phil Rosendale gave background information on the application submitted. The applicant, Mike Sholing is requesting rezoning of the property located at 1617 Hiawatha Drive east, lot 5 from R2 to GC and a text amendment to be able to build storage units on the property while maintaining the current apartments.

Charlotte Ostrom – President of Country Estates Townhomes Assoc. and resident, is opposed to the rezoning because of the noise a commercial business could bring. She also read a letter from Bonnie VanPutten, 1701 Hiawatha Drive East, who was unable to attend the meeting and is also opposed to the rezoning from R2 to GC because of the noise and traffic of a commercial business as well as the safety issues.

Tom Shintz – 1703 Hiawatha Drive East, is opposed to the rezoning because of concerns about location of the storage units on the property and increased traffic.

Oscar Ostrom – 1711 Hiawatha Drive East, is opposed to the rezoning because of the disruption to the peace and quiet of the neighborhood.

Bruce Kreye – stated that he is attending because the applicant, Mike Sholing was unable to make the meeting. Mr. Kreye stated that he does not think noise will be an issue, and that they will use the driveway on the north side of the property – which is opposite side of where houses are located.

Hearing no other comments, the public hearing was closed at 7:18 pm.

Commissioner Friedmeyer asked for Molly to explain to the audience some of the language regarding allowed uses in the General Commercial zoning district. She provided a handout regarding the proposed GC zoning to the audience. She explained that another meeting would be required to consider a conditional use permit if the applicant wishes to pursue developing the storage units and pointed out the conditions that would be considered at that time.

Commission discussion:

Commissioners discussed the proposed application. Discussion included:

- Differences between R2 and GC
- Permitted uses
- Traffic/Safety concerns
- Conditional uses/requirements

Commissioners Wodele and Niemantsverdriet offered the following motion and moved for its approval. Adopted unanimously.

Whereas the requested amendment to the Zoning Map, changing the property at 1617 Hiawatha Dr. E from R-2 to GC zoning will promote the public health, safety, morals, and general welfare of the community in the following ways:

- Additional commercial land as allowed in the GC zoning district is appropriate in the location due to its location directly adjacent to an existing GC zone
- Is adjacent to a major feeder route to Wabasha

Now Therefore the Planning Commission recommends to the City Council approval of the requested zoning amendment from R-2 to GC lot 5 of block 1, Country Roost Estates.

Commissioners Abbott and Wodele offered the following motion and moved for its approval. Adopted unanimously.

Whereas a request has been made by an affected property owner to amend the text of City Code 305.04 Subd. 8C, deleting the maximum number of dwelling units (up to 4 dwelling units) allowed in a mixed use as a conditional use in the GC zone, and

Whereas this proposed change is consistent with the purpose stated for the GC zoning district, and

Whereas through the conditional use permit process for mixed uses, the Planning Commission may consider the size and lot configuration for the proposed use, including the number of dwelling units allowed

Now Therefore the Planning Commission recommends to the City Council approval of the requested zoning text amendment.

Molly brought forward for discussion potential changes to the sign ordinance.

Richie Mann, owner of Turning Waters B&B is requesting a change to the sign ordinance so that he can install a hanging suspended sign. Commission members discussed the request including potential safety issues and decided that they did not want to change the ordinance and that staff should notify Mr. Mann that he can apply for a variance. Commissioners Bricher and Niemantsverdriet moved to recommend that council not allow suspended signs in an R2 district. Adopted unanimously.

The HPC is requesting a change in the ordinance to clarify the difference between sidewalk signs and yard signs. Commission members discussed the information provided. Commissioners Bricher and Niemantsverdriet moved to support the HPC sign ordinance changes and recommend council approval. Adopted unanimously.

The Wellhead Protection Land Use Moratorium was discussed. Discussion included:

- Creating a wellhead protection overlay district
- Concern about current/existing facilities

- Requiring a permit

Molly updated the commission on the wood-burning moratorium. She stated that the council had passed the proposed moratorium and staff will make a list of current burners in the city.

BOA business was tabled until the next meeting by unanimous consent.

The next meeting is scheduled for December 13, 2011 at 7:00 pm.

Having no other business, Commissioners Abbott and Niemantsverdriet moved to adjourn the meeting at 9:00 pm. Adopted unanimously.

Respectfully submitted by:

Patty Heraty, Administrative Assistant